085.0	0004	0011.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	885,700 /	885,700
					USE VALUE:	885,700 /	885,700
					ASSESSED:	885,700 /	885,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		WESTMORELAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SCHNEER BENJAMIN HAYMAN
Owner 2:	SEGRAN ELIZABETH RANI
Owner 3:	
Street 1:	19 WESTMORELAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	NAAR ANDERS M -
Owner 2:	MUNRO JULIE E -
Street 1:	19 WESTMORELAND AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .149 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1910, having primarily Clapboard Exterior and 2525 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	9	Varied
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6500.000	454,400	800	430,500	885,700
Total Card	0.149	454,400	800	430,500	885,700
Total Parcel	0.149	454,400	800	430,500	885,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 350.84 /Parcel: 350.84

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 53587

GIS Ref

GIS Ref

Insp Date 10/26/18

!6929!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 085.0-0004-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	454,400	800	6,500.	430,500	885,700		Year end	12/23/2021
2021	101	FV	440,700	800	6,500.	430,500	872,000		Year End Roll	12/10/2020
2020	101	FV	440,700	800	6,500.	430,500	872,000	872,000	Year End Roll	12/18/2019
2019	101	FV	299,500	0	6,500.	424,300	723,800	723,800	Year End Roll	1/3/2019
2018	101	FV	299,500	0	6,500.	326,000	625,500	625,500	Year End Roll	12/20/2017
2017	101	FV	299,500	0	6,500.	307,500	607,000	607,000	Year End Roll	1/3/2017
2016	101	FV	299,500	0	6,500.	282,900	582,400	582,400	Year End	1/4/2016
2015	101	FV	282,900	0	6,500.	264,500	547,400	547,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	04:44:07

LAST REV

Date	Time
07/18/19	11:52:22
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6929

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NAAR ANDERS M,	71291-317	1	7/10/2018		940,000	No	No		
LAYTIN PETER--E	34656-92		1/25/2002		505,000	No	No		
LAYTIN PETER	23732-47		10/4/1993		1	No	No		A

USER DEFINED

Prior Id # 1:	53587
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/11/2011	854	Porch	32,000					REBUILD PORCH / SA
9/27/2004	988	Manual	16,000					EXTEND EXISTING DE

ACTIVITY INFORMATION

Date	Result	By	Name
4/9/2019	SQ Returned	JO	Jenny O
10/26/2018	MEAS&NOTICE	HS	Hanne S
12/1/2008	Meas/Inspect	163	PATRIOT
3/23/2002	MLS	MM	Mary M
1/19/2000	Mailer Sent		
1/19/2000	Measured	276	PATRIOT
8/4/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6500		Sq. Ft.	Site		0	70.	0.95	6									430,498						430,500	

Total AC/HA:	0.14922	Total SF/SM:	6500	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	430,498	Spl Credit		Total:	430,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G20	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.10171008
Const Adj.:	0.99989998
Adj $ / SQ:	148.716
Other Features:	88136
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	558211
Depreciation:	103827
Depreciated Total:	454384

COMMENTS

646-2266.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

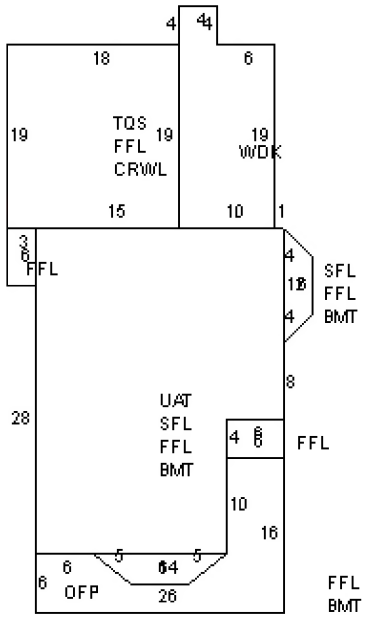
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	163.59
Special Features:	0	Val/Su Net:	110.40
Final Total:	454400	Val/Su SzAd	195.48

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,241	148.720	184,557
BMT	Basement	857	44.610	38,235
SFL	Second Floor	827	148.720	122,988
CRWL	Crawl Space	342	22.310	7,629
TQS	3/4 Story	257	148.720	38,146
WDK	Deck	206	10.850	2,236
UAT	Upper Attic	200	104.100	20,820
OFP	Open Porch	186	25.370	4,719
	Net Sketched Area:	4,116	Total:	419,330

Size Ad	2324.5	Gross Area	4801	FinArea	2525

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 085.0-0004-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X24	A	AV	2010	3.81	T	7.2	101			800			800

More:	N	Total Yard Items:	800	Total Special Featues:		Total:	800

IMAGE

AssessPro Patriot Properties, Inc